

**BOONE COUNTY HOUSING AUTHORITY
AUGUST 21, 2020, REGULAR MEETING
MINUTES**

Call to Order, Roll Call

Chairman Allen Sisson called the meeting to order at 9:01 a.m. (In light of the COVID-19 pandemic and consistent with Gov. Pritzker's Executive Orders, the meeting was held telephonically).

Following the call to order, roll call was taken.

The following Board members were present:

Present:	Chairman Allen Sisson Vice Chairman Robert Johns Commissioner Elsie Brown Commissioner Ray Morse
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Absent:	Commissioner Julaine Drake Commissioner Jerrica Cole Commissioner Ron Wait
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Also participating telephonically: Staff members Deb Alfredson, Vickie Huwe, Kristin Andrews, and Christina Coon.

Executive Director Alan Zais participated telephonically and in person at the Boone County Housing Authority office at 2036 North State Street, Belvidere, Illinois, to allow for public attendance.

Introduction of Guests

None.

Changes to the Agenda

Alan Zais explained the proposed change to the agenda and indicated that it is being proposed that Item X(A) on the Agenda -- that addresses the "Temporary suspension of by-law provisions pursuant to Executive Order 2020-07 signed by Gov. Pritzker on March 16, 2020" -- be moved with the Board's consent so that it may be reviewed first and before other actions are taken. The Board concurred with moving that item as proposed.

Alan noted that pursuant to the Executive Order, various provisions of the Open Meetings Act, including those that require that members of the public body be physically present at such meetings and those limiting remote participation by members of the public body, had been suspended. In keeping with the Executive Order, Alan noted that the provisions of the Boone County Housing Authority's (BCHA) by-laws which require, among other things, the physical presence of Board members for a quorum, that the meeting be held at the regular meeting place of the BCHA at 2036 North State Street, etc. be suspended in keeping with the provisions of the Executive Order. A motion to suspend those by-law provisions was made by Ray Morse and that motion was seconded by Elsie Brown. That motion was approved by all the Commissioners present.

Public Comment

None.

Executive Director Report

Alan Zais reported that he provided a report for the board. Elsie asked when the rehab programs of Pearl Place and Marge Gang could be expected to start, and Alan said not until next spring at the earliest. Allen wanted to confirm that BCHA would not be involved with any financial risk, and Alan said that was correct, the only involvement of BCHA would be the award of the Project Based Vouchers. Alan reported on the proposal for the Marge Gang homes which would involve Winnebago Homes Association as part of the ownership for the Low Income Housing Tax Credit application, for 25 units of new construction housing. Alan said that he would look for the board to give consent for WHA to proceed with the application for the Permanent Supportive Housing. Robert Johns moved to provide consent. The motion was seconded by Elsie Brown with the approval of all the Commissioners present. Alan said that he was putting together a scoring committee for the Project Based Voucher applications and asked if a board member would be interested in taking part in the scoring, and Elsie Brown volunteered. Alan said that the partnership applicants asked for a name for the development and Alan had suggested Marge Gang to recognize the many years of service that she gave as part of the BCHA board. Alan said he had used the name as a placeholder and did not want to officially use the name without consent of the board, and also asked if the board would prefer a different name. Allen said that Marge had served over twenty years on the BCHA board and would deserve recognition. Ray Morse moved to approve that the development be named for Marge Gang. The motion was seconded by Elsie Brown and approved by all Commissioners present. Alan also reported on the stakeholder meeting being presented by the Vera Institute of Justice for the graduated reentry program and that an invitation and outreach was being made to community leaders including the Belvidere Mayor, Boone County Chairman and Belvidere Police Chief.

Resolution No. 20 R 14, “Resolution Approving the Minutes of the July 17, 2020 Regular Meeting of the Board of Commissioners”

Ray Morse moved to approve Resolution No. 20 R 14. The motion was seconded by Robert Johns. The motion was then approved by all commissioners present.

Resolution No. 20 R 15, “Resolution Ratifying the Approval of the Purchase of a Computer Server from Gemini Computer System”

Elsie Brown moved to approve Resolution No. 20 R 15. Allen asked if the computer server would be paid by the CARES funding and Alan said yes, because it was part of the computer upgrade and a paperless system which would require a new server. The motion was seconded by Ray Morse. The motion was then approved by all commissioners present.

Financial Report

Vickie Huwe said that HUD had given BCHA another \$2,800 in CARES funding in July, and that \$7,000 of the CARES funding had been used, and that she expected the housing authority would receive about another \$5,000 in CARES funding. Vickie said that it may be possible to use the CARES fund for administrative expense and that she would look further.

Ray Morse moved to accept the financial report. The motion was seconded by Elsie Brown and approved by all commissioners present.

Old Business

None

New Business

Vickie noted that the incorrect date and resolution numbers were on the agenda in the board packet, and Alan said they were from using the wrong documents when scanning them for the board, and confirmed that the agenda with the correct date and resolutions numbers had been posted. For purpose of the board agenda it was noted that the agenda should have read for August 21st, 2020 and the resolutions numbered 20 R 14 and 20 R 15.

Elsie Brown moved to approve the corrections. The motion was seconded by Robert Johns and approved by all commissioners present.

Commissioner Comments

None.

Executive Session

None.

Action Take from Executive Session

None.

Adjournment

Robert Johns moved to hold the next meeting at 9:00 a.m. on September 18, 2020 at the Boone County Housing Authority office, 2036 North State Street, Belvidere, Illinois, 61008, and adjourn the meeting at 9:32 a.m. The motion was seconded by Ray Morse and approved by all commissioners present.

Respectfully submitted,

Recording Secretary

Commissioner _____ moved to approve
these minutes, seconded by Commissioner _____

The foregoing minutes were approved by the Boone County Housing Authority on this
16st day of October, 2020.

Chairman Allen Sisson _____

Vice Chairman Robert Johns _____

Commissioner Ron Wait _____

Commissioner Ray Morse _____

Commissioner Julaine Drake _____

Commissioner Elsie Brown _____